

**AVALON WOODS OWNERS ASSOCIATION INC.  
RULE AND REGULATIONS**

**Mission: To protect community members' safety and property values.**

1. Violations of the rules and regulations may result in a \$25 fine. Fines will double for continuing violations.
2. No signs other than one for sale or for rent sign shall be permitted on any lot.
3. No pets other than dogs, cats, or other commonly accepted household pets may be kept on any lot. Pets must be leashed when outside and pet waste must be cleaned up immediately from any lot or common area. Pets are not to be left unattended, on a leash or on a deck, for any period of time.
4. No resident may be an annoyance or a nuisance to other residents. Noise must be kept to acceptable levels during the day and night time. Contact the Harrisonburg Police Department at 540-434-4436 to address immediate violations and then also inform the Association office.
5. Each unit is entitled to the use of its two (2) unit number labeled parking spaces. Visitor spaces are for the use of temporary guests only (less than two (2) days per month). Vehicles may only be parked in designated parking spaces. All vehicles must be in working condition and have current license, registration, and inspection. Parking is limited to cars, pickup trucks (no greater than  $\frac{3}{4}$  ton), motorcycles and vans. No vehicles may impede the flow of traffic on the roadways or on sidewalks. Any vehicle in violation will have a notice posted on the vehicle window and will have 48 hours to be removed before it is towed at the owner's expense. A second violation will result in the same process. A third violation will result in immediate towing.
6. Unit islands, gravel, mulch, and flower beds are an owner responsibility and must be weeded and trimmed as needed and filled with mulch or rock to maintain an attractive appearance as deemed by the board.
7. Sidewalks are to be kept swept and clear of trash/debris as well as parking spaces. All exterior unit maintenance is owner responsibility and must be completed in a timely manner.
8. Grass must be reasonably maintained. Any grass over 10" will receive a warning and must be corrected by next inspection.
9. Trash stored outside must be stored neatly (as deemed by the board) in closed containers out of sight of roadways. Trash taken to the dumpster must be placed inside the bins. Large items may only be placed outside the dumpsters on the first Monday of the month. There shall be no littering of trash/cigarette beds in any area.
10. Recycling bins may only be left on the curbs Sunday after 5 PM through 7 AM on Tuesday. Recycling is provided on Mondays by the city. Please call the Public Works department to 434-59280 to schedule a bin delivery. Bins left after 7 AM on Tuesday may be removed by the Association and returned to public works.
11. Satellite dishes are pre-approved to be installed on the back porch or storage building. Other locations must be approved by the Board before installation.
12. Owners are responsible for snow removal from their unit's sidewalks and parking spaces. The Association will provide snow removal for the streets.
13. All exterior changes/modifications/improvements must first be submitted to the Architectural Control Committee for review. Request forms are available in the owner access under notes on the community website [avalonwoodspoa.com](http://avalonwoodspoa.com) or by contacting the Association office. Once submitted to the association, the Board has 30 days to respond. Please plan accordingly.

14. There is to be NO playing in parking lots, parking spaces, retention pond, or dumpster area:
  - a. This includes and is not limited to, bike riding, scooters, skateboards, ball playing, climbing or playing in or around dumpsters.
  - b. Young children (under 12) should be accompanied by an adult all times while playing in any common area.
  - c. Appropriate areas for play are:
    - i. Personal lots
    - ii. Grassy common area
    - iii. Basketball court
  - d. Owners are responsible for upholding rules/damages caused by tenants/guests.
  - e. Toys that are left unattended in any common area will be disposed of by the Association.
15. Basketball Court Rules:
  1. Basketball court hours are 8:00am until dusk.
  2. The Avalon Woods Basketball court may be used only by Avalon Woods and Avalon Woods II Homeowner's Association members and their guests.
  3. No glass containers, alcoholic beverages or smoking allowed on or surrounding the court.
  4. All trash should be placed in the dumpster beside the court.
  5. Avoid loud conversation and music that may disturb neighbors.
  6. Obscene language and fighting are prohibited.
  7. No hanging from net or rim.
  8. No climbing on the fence.
  8. Avalon Woods Homeowner's Association is not responsible for injuries occurred on property. Play at your own risk.
16. All lots shall be used for single-family (no more than 2 unrelated occupants) residential purposes only.
17. Remember, that this is a residential community. Please drive carefully.

Please read the covenants and restrictions for a complete list of all restrictions owners are expected to follow. Documents are available at <http://avalonwoodspoa.com/community/document> or by contacting the Association office.